



## **AMENDED PLANNING COMMISSION AGENDA**

**Wednesday, February 25, 2015**

### **Regular & General Plan Hearing**

**Commencing at 6:30 p.m.**

#### **Council Chambers**

First Floor, City Hall Wing  
200 East Santa Clara Street  
San Jose, California

**Dori Yob, Chair**

**Ed Abelite, Vice Chair**

**Edesa Bit-Badal                      Norman Kline**

**Brian O'Halloran                      Nick Pham**

**Vacant**

**Harry Freitas, Director**

**Planning, Building & Code Enforcement**

### NOTE

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Support Staff at 408-535-3505 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

### SUMMARY OF HEARING PROCEDURES

If you want to address the Commission, please fill out a speaker card located on the table near the Audio Visual Technician and deposit the completed card in the basket. There are also speaker cards in the back of the Chambers and at the side entrance.

The procedure for this hearing is as follows:

- After the staff report, applicants, and appellants may make a 5-minute presentation.
- The chair will call out names on the submitted speaker cards in the order received.
- As your name is called, line up in front of the microphone at the front of the Chamber. Each speaker will have two minutes. Speakers using a translator will have four minutes.
- After the public testimony, the applicant and appellant may make closing remarks for an additional five minutes.
- Planning Commissioners may ask questions of the speakers. Response to Commissioner questions will not reduce the speaker's time allowance.
- The public hearing will then be closed and the Planning Commission will take action on the item. The Planning Commission may request staff to respond to the public testimony, ask staff questions, and discuss the item.

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Commission's action on rezonings, prezonings, General Plan Amendments and Code Amendments is only advisory to the City Council. The City Council will hold public hearings on these items.** Section 20.120.400 of the Municipal Code provides the procedures for legal protests to the City Council on rezonings and prezonings. The Planning Commission's action on Conditional Use Permits is appealable to the City Council in accordance with Section 20.100.220 of the Municipal Code. Agendas and a binder of all staff reports have been placed on the table near the door for your convenience.

# **AGENDA**

## **ORDER OF BUSINESS**

### **WELCOME**

Welcome to the Planning Commission Meeting. Please remember to turn off your cell phones. The parking validation machine for the garage under City Hall is located at the rear of the Chambers.

### **SALUTE TO THE FLAG**

### **ROLL CALL**

### **SUMMARY OF HEARING PROCEDURES**

#### **1. PUBLIC COMMENT**

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Public comments to the Planning Commission on nonagendized items. Please fill out a speaker's card and give it to the technician. Each member of the public may address the Commission for up to three minutes. The commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Planning Commission is limited to the following options:

- Responding to statements made or questions posed by members of the public; or
- Requesting staff to report back on a matter at a subsequent meeting; or
- Directing staff to place the item on a future agenda.

#### **2. DEFERRALS AND REMOVALS FROM CALENDAR**

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Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the Press Table.

Staff will provide an update on the items for which deferral is being requested. If you want to change any of the deferral dates recommended, or speak to the question of deferring these or any other items, you should say so at this time.

- a. The following projects being considered are located on a 0.64 gross acre site, located at the southwest corner of Saratoga Avenue and Williams Road (1005 Saratoga Avenue) (Robinson Oil Corporation, Owner). Council District: 1. CEQA: Negative Declaration. *PROJECT MANAGER, JOHN TU*
  1. [PDC14-009](#). A Planned Development Rezoning request to rezone from the CP Commercial Pedestrian Zoning District to the CP(PD) Planned Development Zoning District to allow for a gas station and convenience store use; and
  2. [PD14-039](#). A Planned Development Permit to allow the demolition of an existing gas station, and the construction of a new gas station with a 3,200 square foot convenience store with the off-sale of alcohol; and
  3. [ABC14-008](#). A Determination of a Public Convenience or Necessity for the off-sale of alcohol.

**Staff Recommendation:** Defer to 3/11/15 per applicant request.

### 3. CONSENT CALENDAR

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The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Planning Commission, staff, or the public to have an item removed from the consent calendar and considered separately.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please come to the podium at this time.

- a. [CP10-010 \(Administrative Hearing\)](#). Conditional Use Permit to allow the addition of an automated carwash at an existing smog test facility on a 0.4 gross acre site in the CN Commercial Neighborhood Zoning District, located at 2270 Camden Avenue (Akbar and Mary Nazemian Et Al, Owner). Council District 9. CEQA: Negative Declaration, to be adopted. *PROJECT MANAGER, REBECCA BUSTOS*

**Staff Recommendation:** Adopt the Negative Declaration in accordance with CEQA. Approve a Conditional Use Permit as described above.

- b. [CP14-044 \(Administrative Hearing\)](#). Conditional Use Permit to allow a 2,880 square foot day care center for up to 38 children with a 1,450 square foot outdoor play area in an existing shopping center in the CP Commercial Pedestrian Zoning District on a 6.8 gross acre site, located at 6920 Almaden Expressway (The Joseph Sanfilippo Memorial Trust, Owner). Council District: 10. CEQA: Exempt. *PROJECT MANAGER, JENNIFER PIOZET*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Conditional Use Permit as described above.

- c. [CP15-001 \(Administrative Hearing\)](#). Conditional Use Permit to allow a 5,987 square foot public eating and drinking establishment (Fuze) with late night use to 2:00 a.m. on an approximately 71 gross acre site (Westfield Valley Fair Shopping Mall) in the CG Commercial General Zoning District, located at 2855 Stevens Creek Boulevard (VF Mall LLC, Owner). Council District 6. CEQA: Exempt. *PROJECT MANAGER, REBECCA BUSTOS*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Conditional Use Permit as described above.

- d. [CP15-004](#). Conditional Use Permit to allow after-midnight use and a drinking establishment, the Spectrum, in the DC Downtown Primary Commercial Zoning District on a 0.15 gross acre site located at 400 South First Street (Berg, Richard P. and Made S. Trustee & Et. Al., Owner). Council District 3. CEQA: Exempt. *PROJECT MANAGER, LEA SIMVOULAKIS*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Recommend to the City Council the approval of a Conditional Use Permit as described above.

## 4. PUBLIC HEARING

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Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

- a. The following projects being considered are located on a 0.64 gross acre site, located at the southwest corner of Saratoga Avenue and Williams Road (1005 Saratoga Avenue) (Robinson Oil Corporation, Owner). Council District: 1. CEQA: Negative Declaration. *PROJECT MANAGER, JOHN TU*

1. [PDC14-009](#). A Planned Development Rezoning request to rezone from the CP Commercial Pedestrian Zoning District to the CP(PD) Planned Development Zoning District to allow for a gas station and convenience store use; and
2. [PD14-039](#). A Planned Development Permit to allow the demolition of an existing gas station, and the construction of a new gas station with a 3,200 square foot convenience store with the off-sale of alcohol; and
3. [ABC14-008](#). A Determination of a Public Convenience or Necessity for the off-sale of alcohol.

**Staff Recommendation:** **MOVED TO DEFERRALS** - Defer to 3/11/15 per applicant request.

- b. [PDC14-042](#). Planned Development Rezoning from A Agricultural to A(PD) Planned Development Zoning District to allow up to 24 multi-family units on an approximately 1.19 gross acre site, located on the north side of Branham Lane, approximately 250 feet east of Glenmont Drive (955 Branham Lane) (Ulla 1997 Fmly Ltd Ptsp I, Ltd Ptsp, Owner). Council District 9. CEQA: Mitigated Negative Declaration (MND) to be adopted. *PROJECT MANAGER, ELIZABETH SCHULLER*

**Staff Recommendation:** Recommend to the City Council the adoption of the Mitigated Negative Declaration in accordance with CEQA. Recommend to the City Council the approval of a Planned Development Rezoning as described above.

- c. [C14-063](#). Conventional Rezoning from the A(PD) Planned Development Zoning District to the LI Light Industrial Zoning District to allow industrial uses on a 2.93 gross acre site located on the westerly side of Monterey Road, approximately 969 feet northeasterly of Lewis Road (John and Jan Sun, Owners). Council District: 7. CEQA: Statutory Exemption. *PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:** Consider the Statutory Exemption in accordance with CEQA. Recommend to the City Council the denial of a Conventional Rezoning as described above.

## 5. OPEN THE GENERAL PLAN AMENDMENTS HEARING

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## 6. GENERAL PLAN CONSENT CALENDAR

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*No Items*

## **7. GENERAL PLAN PUBLIC HEARING**

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- a. [GP14-011](#). General Plan Amendment and Communications Hill Specific Plan Amendment to change the Land Use/Transportation Diagram designation from Heavy Industrial to Urban Residential on a 7.50 gross acre site, located at 2829 Monterey Road (The Wolff Company, Owner). Council District 7. CEQA: Statutory Exemption. *PROJECT MANAGER, LEA SIMVOULAKIS*

**Staff Recommendation:** Consider the Statutory Exemption in accordance with CEQA. Recommend to the City Council the denial of a General Plan Amendment and Communications Hill Specific Plan Amendment as described above.

## **8. CONTINUE THE GENERAL PLAN AMENDMENTS HEARING**

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*To be continued to April 22, 2015.*

## **9. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES**

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## **10. GOOD AND WELFARE**

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- a. Report from City Council
- b. Review and Approve Synopsis from [2-11-15](#)
- c. Subcommittee Formation, Reports, and Outstanding Business
- d. Commission Calendar and Study Sessions

## **ADJOURNMENT**

## **2015 PLANNING COMMISSION MEETING SCHEDULE**

<b><u>Date</u></b>	<b><u>Time</u></b>	<b><u>Type of Meeting</u></b>	<b><u>Location</u></b>
<i>January 14</i>	<i>5:00 p.m.</i>	<i>Study Session: BART/VRTA Planning</i>	<i>T-332</i>
January 14	6:30 p.m.	Regular	Council Chambers
January 28	6:30 p.m.	Regular	Council Chambers
February 11	6:30 p.m.	Regular	Council Chambers
February 25	6:30 p.m.	Regular	Council Chambers
March 11	6:30 p.m.	Regular	Council Chambers
March 25	6:30 p.m.	Regular	Council Chambers
April 8	6:30 p.m.	Regular	Council Chambers
April 22	6:30 p.m.	Regular	Council Chambers
May 6	6:30 p.m.	Regular	Council Chambers
May 13	6:30 p.m.	Regular	Council Chambers
May 20	6:30 p.m.	Regular	Council Chambers
June 10	6:30 p.m.	Regular	Council Chambers
June 24	6:30 p.m.	Regular	Council Chambers
July 8	6:30 p.m.	Regular	Council Chambers
July 22	6:30 p.m.	Regular	Council Chambers
August 12	6:30 p.m.	Regular	Council Chambers
August 26	6:30 p.m.	Regular	Council Chambers
September 9	6:30 p.m.	Regular	Council Chambers
September 23	6:30 p.m.	Regular	Council Chambers
October 7	6:30 p.m.	Regular	Council Chambers
October 21	6:30 p.m.	Regular	Council Chambers
November 4	6:30 p.m.	Regular	Council Chambers
November 18	6:30 p.m.	Regular	Council Chambers
December 2	6:30 p.m.	Regular	Council Chambers
December 9	6:30 p.m.	Regular	Council Chambers

## ABOUT THE PLANNING COMMISSION

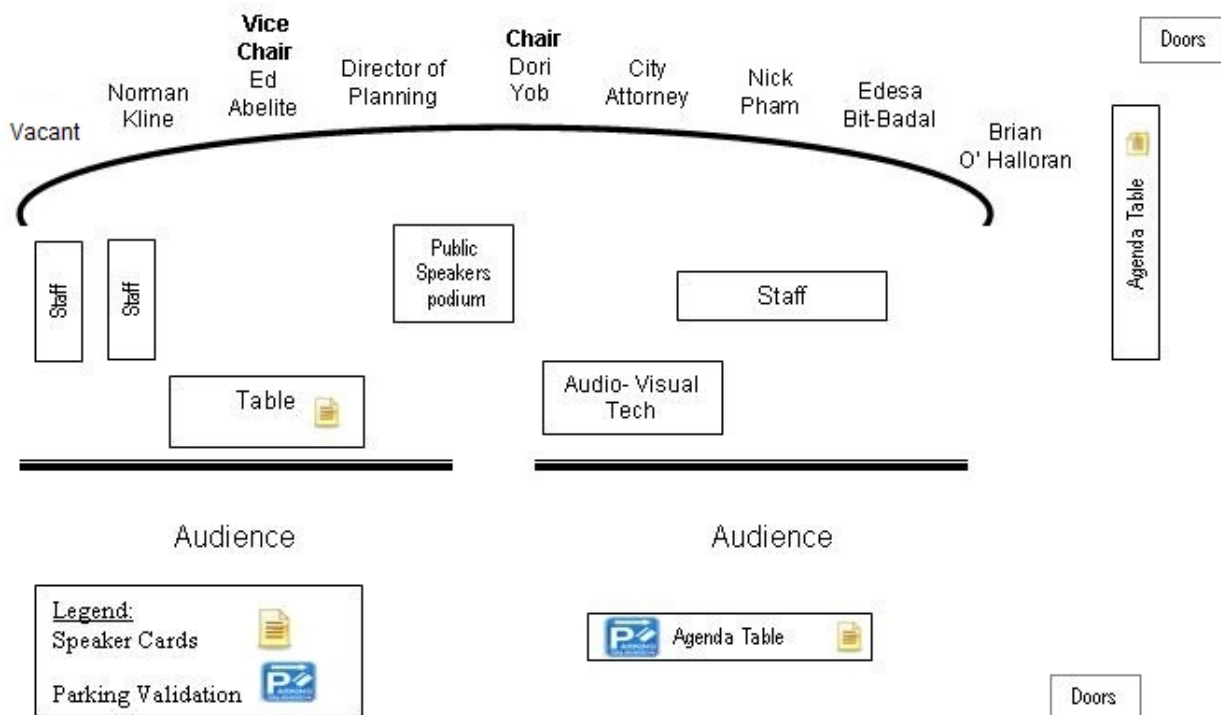
The Planning Commission is a seven-member body, appointed by the City Council, which performs two types of actions:

- One type is “Quasi-Legislative” in nature in which the Planning Commission makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, Zoning Code provisions, or regulations related to the land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs.
- The second type of action is “Quasi-Judicial” in nature in which the Planning Commission applies previously adopted legislation to particular applications and acts as a decision-making or appellate body. Examples of these types of actions include Commission decisions on Conditional Use Permits, appeals of the Planning Director’s decisions on certain land use permits, and the certification of Environmental Impact Reports.

A notation of “Administrative Hearing” for an agenda item indicates that the item is a Quasi-Judicial action of the Commission in order to assist the public in understanding the role of the Planning Commission on a particular item.

To effectively manage the Planning Commission Agenda, and to be sensitive to concerns regarding the length of public hearing, the Planning Commission may determine to proceed with remaining agendized items past 11:00 p.m., or to continue this hearing to a later date, or to defer remaining items to the next regularly scheduled Planning Commission meeting date. The decision on how to proceed will be heard by the Planning Commission no later than 11:00 p.m.

### Seating Chart within the City Council Chambers:



The San José Planning Commission generally meets every 2<sup>nd</sup> and 4<sup>th</sup> Wednesday at 6:30 p.m., unless otherwise noted. Agendas and Staff Reports for Planning Commission items may be viewed on the Internet at <http://www.sanjoseca.gov/index.aspx?nid=1764>



**The City of San Jose is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at <http://www.sanjoseca.gov/DocumentCenter/View/3818>**

All public records relating to an open session item on this agenda, which are not exempt from disclosure, pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

Planning Commission hearings are video recorded and broadcasted live. To view the live broadcast or past hearing recordings go to the Internet website: <http://www.sanjoseca.gov/index.aspx?nid=3431>

If you have any agenda questions, please contact Support Staff at (408) 535-3505 or email. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

### **FREQUENTLY USED ABBREVIATIONS**

<b>CEQA</b>	California Environmental Quality Act
<b>CP</b>	Conditional Use Permit
<b>DA</b>	Development Agreement
<b>PD</b>	Planned Development Permit
<b>PDC</b>	Planned Development Zoning

## **CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS**

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

### **1. Public Meeting Decorum:**

- a) Persons in the audience will refrain from behavior, which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

### **2. Signs, Objects or Symbolic Material:**

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
  - No objects will be larger than 2 feet by 3 feet.
  - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
  - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

**CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN  
THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:
- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
  - b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
  - c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
  - d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners, or Staff in conversation will not be honored. Abusive language is inappropriate.
  - e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
  - f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
  - g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.